



Spring Valley Town Advisory Board

NOTICE OF PUBLIC MEETING

MINUTES

SPRING VALLEY TOWN ADVISORY BOARD

TUESDAY, MAY 10, 2016– 6:30 PM

DESERT BREEZE COMMUNITY CENTER

8275 SPRING MOUNTAIN ROAD

LAS VEGAS, NV 89117

Desert Breeze Community Center is accessible to individuals with disabilities. With forty-eight (48) hour advance request, a sign language interpreter may be made available by calling 455-3530 or TDD 385-7486 or Relay Nevada toll free 800 326-6868, TD/TDD.

If you need to contact a Board member, please call 455-8338.

BOARD MEMBERS

John Catlett **Present**

Dee Gatliff, Vice Chair **Excused**

John Getter, Chair **Present**

Darby Johnson, Jr. **Present**

Angie Heath Younce **Present**

Mike Shannon, Town Liaison (702) 455-8338 **Present**

Diana Morton, Secretary (702) 254-8413 **Present**

POSTING LOCATIONS

Desert Breeze Community Center-8275 W. Spring Mtn.

Helen Meyer Community Center-4525 New Forest Dr.

Spring Valley Library – 4280 S. Jones

West Flamingo Senior Center -6255 W. Flamingo

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. PROCEDURES/CONDUCT

A. Conformance with the Nevada Open Meeting Law

B. Meeting Guidelines

C. Approval of Agenda Posted, Including Any Deletions or Corrections **Approved 4-0**

D. Approval of Minutes of April 26, 2016 **Approved 4-0**

IV. COMMENTS BY THE GENERAL PUBLIC –Comments by the General Public and

Discussion – No action may be taken upon a matter raised under this item of the agenda until the matter itself has been included on the agenda. Public comment will be limited to three minutes. Prior to speaking please state your name and address and spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote. **None**

V. TOWN BOARD INPUT **John Getter expressed condolences on behalf of the Spring Valley Town Advisory Board on the passing of Dee Gatliff's husband, Bob.**

Angie Heath Younce requested the Public Response Office respond to complaints that All City Keys on Fort Apache has too many U Hauls on-site and parked along the frontage of the property.

VI. GENERAL BUSINESS

A. Liaison/County Staff Business **None**

VII. PLANNING & ZONING

05/17/16 PC

1. **TM-0044-16 - STORYBOOK RESIDENTIAL, LLC:**
TENTATIVE MAP for a mixed use project consisting of commercial lots and 175 residential condominium units and common elements on 5.2 acres in a U-V (Urban Village - Mixed Use) Zone in the MUD-3 Overlay District. Generally located on the northwest corner of Tropicana Avenue and Grand Canyon Drive within Spring Valley. SB/pb/ml (For possible action) **PC 5/17/16**
Approved subject to staff conditions. Vote 4-0

06/07/16 PC

2. **TM-0051-16 – SOUTHWEST CORPORATE CAMPUS, LLC:**
TENTATIVE MAP for a commercial subdivision on 28.1 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Sunset Road and the west side of Buffalo Drive within Spring Valley. SS/rk/ml (For possible action) **PC 6/7/16**
Approved subject to staff conditions. Vote 4-0
3. **UC-0218-16 – THE HOWARD HUGHES COMPANY, LLC:**
USE PERMIT for a school.
DESIGN REVIEW for an elementary school on a 10.0 acre portion of a 122 acre site in a P-F (Public Facility) Zone and an R-3 (Multiple Family Residential) Zone both in a P-C (Planned Community Overlay District) Zone in the Summerlin South Master Planned Community. Generally located on the south side of Maule Avenue and the west side of Grand Canyon Drive (alignment) within Spring Valley. SB/rk/ml (For possible action) **PC 6/7/16**
Approved subject to staff conditions. Vote 4-0
4. **UC-0228-16 – COUNTY OF CLARK (AVIATION):**
USE PERMIT for a communication tower.
DESIGN REVIEW for a communication tower and associated equipment in conjunction with an existing shopping center on a portion of 27.9 acres in a C-P (Office & Professional) Zone and a C-2 (General Commercial) Zone within the CMA Design Overlay District. Generally located on the west side of Cimarron Road, 585 feet south of Warm Springs Road within Spring Valley. SS/al/ml (For possible action) **PC 6/7/16**
Approved subject to staff conditions and additional condition the tower is a mono-pine design.
Vote 4-0
5. **UC-0243-16 – COUNTY OF CLARK (AVIATION):**
USE PERMIT for a proposed recreational facility within an existing industrial complex on 21.8 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the southeast corner of Sunset Road and Arroyo Springs Street within Spring Valley. SS/pb/ml (For possible action) **PC 6/7/16**
Approved subject to staff conditions. Vote 4-0
6. **VS-0238-16 – GRAGSON LONE MESA II, LLC, ET AL :**

VACATE AND ABANDON easements of interest to Clark County located between Diablo Drive and Hacienda Avenue and between Lone Mesa Drive and Jerry Tarkanian Way within Spring Valley (description on file). SB/tk/ml (For possible action) **PC 6/7/16**
Approved subject to staff conditions. Vote 4-0

7. **VS-0239-16 – BELTWAY DEWEY, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Diablo Drive and Hacienda Avenue and between Lone Mesa Drive and Jerry Tarkanian Way within Spring Valley (description on file). SB/tk/ml (For possible action) **PC 6/7/16**
Approved subject to staff conditions. Vote 4-0

8. **VS-0248-16 – ABC LAND & DEVELOPMENT INC:**

VACATE AND ABANDON a portion of a right-of-way being Hacienda Avenue located between Fort Apache Road and Tee Pee Lane within Spring Valley (description on file). SB/co/ml (For possible action) **PC 6/7/16**

Approved subject to staff conditions. Vote 4-0

06/08/16 BCC

9. **DR-0249-16 – JANES SOURCE PROPERTIES LLC, ET AL:**

DESIGN REVIEW for a comprehensive sign package in conjunction with an approved business park (office/warehouse complex) on a 1.5 acre portion of an approximate 16.0 acre site in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north and south side of Post Road and 670 feet east of Buffalo Drive within Spring Valley. SS/mk/ml (For possible action) **BCC 6/8/16**

Approved subject to staff conditions. Vote 4-0

10. **DR-0263-16 – WESTSTAR CREDIT UNION:**

DESIGN REVIEW for a comprehensive sign plan in conjunction with an existing financial services building (bank) on 1.3 acres in a C-P (Office & Professional) Zone. Generally located on the west side of Rainbow Boulevard, 180 feet south of Eldora Avenue within Spring Valley. SB/jvm/ml (For possible action) **BCC 6/8/16**

Approved subject to staff conditions. Vote 4-0

11. **WS-0461-14 (ET-0044-16) – LIFE BAPTIST CHURCH INC:**

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) alternative roof pitch; and 2) screening for mechanical equipment.

DESIGN REVIEW for a modular building in conjunction with an existing place of worship on a portion of 4.4 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east side of Tenaya Way, 300 feet south of Post Road within Spring Valley. SS/tk/ml (For possible action) **BCC 6/8/16**

Approved subject to staff conditions. Vote 4-0

12. **TM-0056-16 - PARDEE HOMES NEVADA INC:**

TENTATIVE MAP consisting of 48 single family residential lots and common lots on 7.8 acres in a in an R-2 (Medium Density Residential) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the south side of Patrick Lane, 660 feet east of Fort Apache Road within Spring Valley. SB/mk/ml (For possible action) **BCC 6/8/16**

Held until May 31, 2016 Town Board meeting. Vote 4-0

13. **VS-0264-16 - PARDEE HOMES NEVADA INC:**
VACATE AND ABANDON easements of interest to Clark County located between Patrick Lane and Sobb Avenue (alignment), and between Fort Apache Road and Jerry Tarkanian Way; and a portion of a right-of-way being Patrick Lane located between Fort Apache Road and Jerry Tarkanian Way within Spring Valley (description on file). SB/mk/ml (For possible action) **BCC 6/8/16**
Held until May 31, 2016 Town Board meeting. Vote 4-0
14. **WS-0244-16 – 6145 DECATUR ABL-JL 2 LLC, ET AL:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase freestanding sign height; 2) permit a video message unit (animated sign) where only electronic message units are allowed; 3) increase animated sign area; 4) permit a roof sign; and 5) reduce setbacks for a freestanding sign.
DESIGN REVIEW for a comprehensive sign plan in conjunction with a vehicle sales and repair facility on 2.3 acres in an M-D (Designed Manufacturing) (AE-65) Zone in the CMA Design Overlay District. Generally located on the northwest corner of Sobb Avenue and Decatur Boulevard within Spring Valley. SS/al/ml (For possible action) **BCC 6/8/16**
Approved subject to staff conditions and additional conditions: waiver #1 sign height maximum 28 feet, waiver #2 static animation permitted but no video messaging, waiver #3 animated sign 80 sq. ft. maximum, waiver #4 roof sign permitted on canopy below roofline, waiver #5 allow reduced setback to 7 ft. Vote 4-0
15. **WS-0262-16 – PARDEE HOMES NEVADA INC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased wall height; 2) reduced rear setback; 3) allow modifications to standard drawing for 30-inch roll curb; and 4) allow modifications to standard drawing for cross gutter design for “L” curb.
DESIGN REVIEWS for the following: 1) single family residential subdivision; and 2) increase the finish grade.
WAIVER OF CONDITION of a zone change (NZC-0005-14) requiring development per revised plans dated February 19, 2014 on 7.8 acres in an R-2 (Medium Density Residential) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the south side of Patrick Lane, 660 feet east of Fort Apache Road within Spring Valley. SB/mk/ml (For possible action) **BCC 6/8/16**
Held until May 31, 2016 Town Board meeting. Vote 4-0
16. **ZC-0245-16 – MARNELL PROPERTIES, LLC:**
ZONE CHANGE to reclassify 5.1 acres from R-E (Rural Estates Residential) Zone to M-D (Designed Manufacturing) Zone in the CMA Design and MUD-3 Overlay Districts.
DESIGN REVIEW for an office/warehouse building. Generally located on the north side of Teco Avenue (alignment), 330 feet east of Jim Rogers Way within Spring Valley (description on file). SS/pb/ml (For possible action) **BCC 6/8/16**
Approved subject to staff conditions. Vote 4-0
- VIII. **COMMENTS BY THE GENERAL PUBLIC – Comments by the General Public and Discussion – No action may be taken upon a matter raised under this item of the agenda until the matter itself has been included on the agenda. Public comment will be limited to three minutes. Prior to speaking please state your name and address and spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote. None**

- IX. Set next meeting date – **Tuesday, May 31, 2016 – 6:30 PM**
- X. Adjournment – **8:30 PM**

COMMISSIONERS

STEVE SISOLAK, Chair – LAWRENCE L. BROWN III, Vice Chair
SUSAN BRAGER – MARILYN KIRKPATRICK – LAWRENCE WEEKLY - CHRIS GIUNCHIGLIANI - MARY BETH SCOW
DON BURNETTE, County Manager
Meeting Location: Desert Breeze Community Center 8275 Spring Mountain Road